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Republic of the Philippines
Province of Cavite
City of Bacoor

5th SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

COMMITTEE HEARING REPORT

NO. HLUUD 037 S-2023

Subject: *A RESOLUTION GRANTING THE APPLICATION FOR DEVELOPMENT PERMIT OF FILINVEST LAND, INCORPORATED FOR ITS PROPOSED 12-STOREY RESIDENTIAL CONDOMINIUM "SYDNEY OASIS" BUILDING PROJECT LOCATED AT BARANGAY TALABA VI, CITY OF BACOR, CAVITE. PCR 439-2023 dated 06 November 2023.*

This report resolves the granting of the application for the development permit of Filinvest Land, Incorporated, dated 14 November 2023. The said application for the development permit was referred to the committee by the Sangguniang Panlungsod President Pro-Tempore Hon. Reynaldo D. Palabrica, during the 67th Regular Session dated 06 November 2023.

The Committee on Housing, Land Utilization and Urban Development, chaired by Hon. Alde Joselito F. Pagulayan respectfully reports that:

An application for a Development Permit was filed by Filinvest Land, Incorporated for its proposed 12-storey residential condominium 'Sydney Oasis' building project herein described as:

Name of Project:	12-Storey Residential Condominium 'Sydney Oasis' Building
Location:	Talaba VI, City of Bacoor, Cavite
Land Area:	16,511 sq. m.
Transfer of Certificate Title:	TCT No. 857914, 057-2019000433, 057-2019063385, and 167-2020006109

The applicant manifests that Filinvest Land, Incorporated is the owner of the property subject of the above-mentioned application for a Development Permit, that Filinvest Land's title over the same is free from any legal infirmity, that it has not received any order issued by any court in the Philippines restraining it from proceeding with the development of the above-mentioned project, that no tenant shall be adversely affected by the said development, and that the said corporation has complied-and will continue to comply- with all the requirements for such a development project set under prevailing laws and under the various policies of the set under prevailing laws and under the various policies of the national government and its various instrumentalities.

Hereunder are the following pertinent documents submitted by Filinvest Land Incorporated (the Developer):

1. Project Proposal



Republic of the Philippines
Province of Cavite
City of Bacoor

5th SANGGUNIANG PANLUNGSOD

2. Transfer, Certificate of Titles
3. Tax Declarations of Real Property (Land)
4. Zoning Classification Certificate
5. Tax Clearance of Real property Tax/Real Property Tax Official Receipts (2023)
6. Location Plan (4 lots)
7. Certificate of Incorporation (Securities and Exchange Commission)
8. Notarized Secretary's Certificate
9. Index of Drawings (Complete Set)
10. Affidavit to Construct (Materials Recovery Facility-MRF, Water Retarding Basin or Rainwater Catchment and Sewerage Treatment Plan-STP)
11. Affidavit of Undertaking (Environmental Compliance Certificate-ECC, Earthquake Plan and Traffic Impact Analysis)

Findings:

The foregoing discussion clearly showed that Filinvest Land Incorporated is willing to comply with all the foregoing and with other conditions that may be set forth by the City Mayor in accordance with law and hereby undertakes to pay all corresponding government fees and taxes equivalent to the area/s covered by its application for a development permit before such permit issued.

RECOMMENDATION:


After a thorough evaluation, the committee respectfully recommends the **APPROVAL** of the said resolution.

WE HEREBY CERTIFY that the contents of the foregoing report are true and correct.

Signed this 15th day of November 2023 at the City of Bacoor, Cavite.

Committee on Housing, Land Utilization and Urban Development


COUN. ALDE JOSELITO F. PAGULAYAN
Chairman


COUN. ADRIEITO G. GAWARAN
Vice Chairman


COUN. SIMPLICIO G. DOMINGUEZ
Member


COUN. ALEJANDRO F. GUTIERREZ
Member



re'dy by:
m ym
12/29/2024
4:05 pm

Republic of the Philippines
Province of Cavite
City of Bacoor

5th SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

COMMITTEE HEARING MINUTES

NO. HLUUD 037 S-2023

Subject: *A RESOLUTION GRANTING THE APPLICATION FOR DEVELOPMENT PERMIT OF FILINVEST LAND, INCORPORATED FOR ITS PROPOSED 12-STOREY RESIDENTIAL CONDOMINIUM "SYDNEY OASIS" BUILDING PROJECT LOCATED AT BARANGAY TALABA VI, CITY OF BACOR, CAVITE. PCR 439-2023 dated 06 November 2023.*

Present:

Hon. Alde Joselito F. Pagulayan	-	Chairperson
Hon. Adrielito G. Gawaran	-	Vice Chairperson
Hon. Simplicio G. Dominguez	-	Member
Hon. Rogelio M. Nolasco	-	City Councilor

Resource Persons:

Mr. Nilo Berina	-	Filinvest Land Incorporated
Mr. Jove P. Cruz	-	Filinvest Land Incorporated
Ms. Ana Salanguit	-	Filinvest Land Incorporated
Arch. Cindy De Vera	-	Filinvest Land Incorporated
Mr. Jerome L. Velasquez	-	Zoning Department
Atty. JD Gutierrez	-	Office of the City Legal Services

The committee hearing was called to order. The sole agenda item is PCR 439-2023, a resolution granting Filinvest Land Incorporated a development permit application for the Sydney Oasis, a 12-storey residential condominium in Barangay Talaba VI, City of Bacoor, Cavite. Hon. Pagulayan recognized the esteemed colleagues and resource persons as their opening statements. All attendees introduced themselves.

Hon. Pagulayan raised concerns about compliance with the Republic Act (R.A.) No. 9513, the Renewable Energy Act of 2008, emphasizing the need for incorporating renewable energy sources. The committee also discussed the planting of trees and other environmental considerations, including the sewage treatment plant, materials recovery facility, and rainwater catchment facility. The committee requested immediate compliance with those requirements.

Hon. Gawaran raised questions about the project's overall plan, the number of buildings, and the phases. Hon. Pagulayan sought for clarification on the total land area, building footprint, and number of units in Building A.



Republic of the Philippines
Province of Cavite
City of Bacoor

5th SANGGUNIANG PANLUNGSOD

The committee recommended compliance with R.A. 9513, urged the submission of plans promptly, and emphasized the commitment to collaboration and environmental compliance. Hon. Pagulayan advised the project team to consult with the City Environment and Natural Resources Office for tree planting requirements.

The meeting was adjourned, with a commitment to provide further updates and address any outstanding issues.

Prepared By:



PETER ADRIAN F. BORJA
Local Legislative Staff I

Attested By:



COUN. ALDE JOSELITO F. PAGULAYAN
Chairman
Committee on Housing, Land Utilization
And urban Development



Republic of the Philippines
Province of Cavite
City of Bacoor

5th SANGGUNIANG PANLUNGSOD





Republic of the Philippines
Province of Cavite
City of Bacoor



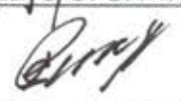
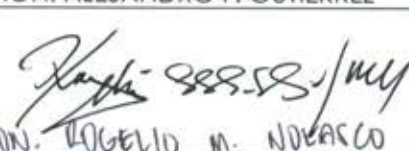

5th SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

ATTENDANCE OF THE COMMITTEE HEARING

09 November 2023 / 11:00 a.m.
Bacoor Legislative and Disaster Resilience Building,
MSBR Conference Room, 4th Floor, Bacoor Government Center

Subject: *A RESOLUTION GRANTING THE APPLICATION FOR DEVELOPMENT PERMIT OF FILINVEST LAND, INCORPORATED FOR ITS PROPOSED 12-STOREY RESIDENTIAL CONDOMINIUM "SYDNEY OASIS" BUILDING PROJECT LOCATED AT BARANGAY TALABA VI, CITY OF BACOR, CAVITE. PCR 439-2023 dated 06 November 2023.*

SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
 HON. ALDE JOSELITO F. PAGULAYAN	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
 HON. ADRIELITO G. GAWARAN	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
 HON. SIMPLICIO G. DOMINGUEZ	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
HON. ALEJANDRO F. GUTIERREZ	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
 HON. ROGELIO M. NDEASCO	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
 Atty. Wilfredo Suberter	OCLS	0950-484-0857



Republic of the Philippines
Province of Cavite
City of Bacoor

5th SANGGUNIANG PANLUNGSOD

SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
JOSUE P. CAMEZOS	FILINVEST EDSA	
NILO PERUNA	PERMIT LEAD/ FILINVEST EDSA	09213817888
Ara Salangit	Project Development Filinvest Land, EDSA	
CINDY DE VERA	FILINVEST EDSA	
Jerme L. Velazquez	Zoning	0925 889 9378



*Rec'd by:
M. J. ...
11/8/23*

Republic of the Philippines
Province of Cavite
City of Bacoor

5th SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

NOTICE OF THE COMMITTEE HEARING (PROOF OF RECEIPT)

09 November 2023 / 11:00 a.m.
Bacoor Legislative and Disaster Resilience Building,
MSBR Conference Room, 4th Floor, Bacoor Government Center

Subject: *A RESOLUTION GRANTING THE APPLICATION FOR DEVELOPMENT PERMIT OF FILINVEST LAND, INCORPORATED FOR ITS PROPOSED 12-STOREY RESIDENTIAL CONDOMINIUM "SYDNEY OASIS" BUILDING PROJECT LOCATED AT BARANGAY TALABA VI, CITY OF BACOOR, CAVITE. PCR 439-2023 dated 06 November 2023.*

RECEIVED BY: NAME/SIGNATURE	POSITION/AFFILIATION OFFICE/ADDRESS	DATE/TIME CONTACT NUMBER
<i>MARY MALINIS</i>	<i>SP</i>	<i>11-08-23</i>
<i>Maricette Montoya</i>	<i>SP</i>	<i>11/8/23</i>
<i>Trixie Dominguez</i>	<i>SP</i>	<i>11-08-23</i>
<i>FENITE S. JALIN</i>	<i>ZONING</i>	<i>11-08-23</i>



Republic of the Philippines

Province of Cavite

City of Bacoor

Zoning and Land Development Department

OCTOBER 25, 2023

*10/26/2023
10:29*

**OFFICE OF THE SANGGUNIANG
PANLUNGSOD - SECRETARIAT**

4TH Floor Records Office,
Bacoor Legislative and Disaster Resilience Building,
City of Bacoor Government Center

SUBJECT: *Application for the Development Permit of FILINVEST LAND, INCORPORATED (OWNER/DEVELOPER) covered by parcels of land (4 lots) for their PROPOSED 12-storey RESIDENTIAL CONDOMINIUM "SYDNEY OASIS" BUILDING -A located at Brgy. TALABA VI, City of Bacoor, Cavite containing a Gross Land Area of 16,511 Square Meters.*

Sir/Madam,

I am respectfully submitting to you herewith the following documents of the above-mentioned subject/project.

Please find hereto attached documents to wit;

1. Project Proposal
2. Transfer Certificate of Titles
3. Tax Declarations of Real Property (Land)
4. Zoning Classification Certificate
5. Tax Clearance of Real Property Tax/Real Property Tax Official Receipts (2023)
6. Location Plan (4 lots)
7. Certificate of Incorporation (Securities and Exchange Commission)
8. Notarized Secretary's Certificate
9. Index of Drawings (Complete Set)
10. Affidavit to Construct (Materials Recovery Facility-MRF, Water Retarding Basin or Rainwater Catchment and Sewerage Treatment Plan-STP)
11. Affidavit of Undertaking (Environmental Compliance Certificate-ECC, Earthquake Plan and Traffic Impact Analysis)

All other pertinent documents to follow.

For your final evaluation and approval.

Sincerely,

ENGR. ARTHUR S. SAN JOSE
City Government Department Head I
Zoning and Land Development Department





Republic of the Philippines

Province of Cavite

City of Bacoor

Zoning and Land Development Department

CERTIFICATION

THIS IS TO CERTIFY that the parcels of land situated in **Barangay TALABA VI (ALONG GEN. EMILIO AGUINALDO HIGHWAY EXTENSION)** with reference to the Bacoor City-Barangay Boundary as per Cadastral Survey PSC-56 and covered by the following **Transfer Certificate of Title (TCT) / Tax Declaration of Real Property Numbers** enumerated below:

- 7-857914 / 19-238-0049-00023 (LOT 1-B-13, PSD-04-117777,
PORTION OF LOT 1-B, PSD-44995; LAND AREA: 1,000 SQUARE METERS;
OWNER: ESTATE OF PURA CUENCA;
- 057-2019000433 / 19-238-0046-00035 (LOT 1-B-12-B, PSD-E2018002113,
PORTION OF LOT 1-B-12, PSD-04-117777; LAND AREA: 14,899 SQUARE METERS;
OWNER: ESTATE OF PURA CUENCA;
- 057-2019063385 / 19-238-0051-00526 (LOT 1-B-8-A, PSD-E2019004225,
PORTION OF LOT 1-B-8, PSD-04-117777; LAND AREA: 229 SQUARE METERS;
OWNER: ESTATE OF LADISLAWA CUENCA;
- 167-2020006109 / 19-238-0051-00528 (LOT 1-B-9-A, PSD-E2019008474,
PORTION OF LOT 1-B-9, PSD-04-117777; LAND AREA: 383 SQUARE METERS;
OWNER: ESTATE OF LADISLAWA CUENCA;

are identified and categorized under the *****HIGH DENSITY RESIDENTIAL ZONE (R-3)** which is in compliance with the Approved Comprehensive Land Use Plan (CLUP 2015-2024) and the Comprehensive Development Plan (CDP 2015-2020) of the City of Bacoor, Cavite.

This certification is being issued upon the request of **FIINVEST LAND, INCORPORATED** for **ZONING CLASSIFICATION** purposes only.

Issued this 20TH day of OCTOBER, 2023 at the City of Bacoor Government Center.

ENGR. ARTHUR S. SAN JOSE
City Government Department Head I
Zoning and Land Development Department

*Vol.2 Zoning Ordinance – pp.5-6; 23; 61-62 and 89

OFFICIAL RECEIPT NO.: 2567744

AMOUNT: Php2,000.00/Php55.00

DATE: 10.13.2023

RECEIVED BY:

MANICOR

10/24/23
m-hodas



FILINVEST LAND, INC.

SECRETARY'S CERTIFICATE

I, **KATRINA O. CLEMENTE-LUA**, of legal age, Filipino, and with office address at 6th Floor Filinvest Building, 79 EDSA, Highway Hills, Mandaluyong City 1550, Metro Manila, after having been duly sworn in accordance with law, hereby certify that:

1. I am the Assistant Corporate Secretary of **FILINVEST LAND, INC.** (the "Corporation"), a corporation duly organized and existing under the laws of the Republic of the Philippines, with office address at Filinvest Building, 79 EDSA, Highway Hills, Mandaluyong City 1550, Metro Manila.

2. At its organizational meeting, the Board of Directors of the Corporation delegated to the Executive Committee such powers as may be necessary for the operations and management of the Corporation except those expressly reserved to the Board of Directors under the Revised Corporation Code of the Philippines.

3. At the meeting of the Executive Committee held on 14 June 2022, at which meeting a quorum was present and acting throughout, the following resolutions were unanimously approved and adopted:

"RESOLVED, That the Corporation be, as it is hereby, authorized to apply, secure and/or renew all of its business permits, licenses, clearances, and registrations with local government units and other governmental agencies for its real estate development projects;

"RESOLVED, FURTHER, That the Corporation's President, **MR. TRISTANEIL D. LAS MARIAS** and/or the Corporation's Head of Permits and Licenses, **MS. SHARON M. LUNTAO**, whether acting singly or jointly, are hereby authorized and empowered to sign, execute, and deliver, for and on behalf of the Corporation, the application forms and other related necessary documents to implement the foregoing authority;

"RESOLVED, FINALLY, That all other prior resolutions inconsistent with the foregoing appointments are hereby revoked, amended, and superseded accordingly."

4. The foregoing resolutions have not been revoked, amended, nor in any manner modified, and accordingly, the same may be relied upon until written notice to the contrary is issued by the Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand this 14th June 2022, in Mandaluyong City.

K. O. Clemente-Lua

KATRINA O. CLEMENTE-LUA
Assistant Corporate Secretary

SUBSCRIBED AND SWORN TO before me this JUL 11 2022, in Mandaluyong City, affiant exhibiting to me her Philippine Passport No. P2463944B, as competent evidence of her identity, bearing her photograph and signature, issued by the Department of Foreign Affairs NCR-South and valid until 05 July 2029.

Doc. No. 462;
Page No. 94;
Book No. 21;
Series of 2022.

Not. No. 143
SC-11-Accredited Permit Authorizations

JOVEN G. SEVILLANO
NOTARY PUBLIC FOR CITY OF MANDALUYONG
COMMISSION NO. 0285-21 UNTIL DECEMBER 31, 2022
IBP LIFETIME NO. 011302112-28-12; BIZAL
RCAL NO. 88970
PTR NO. 4694934-1-8-22; MANDALUYONG
MCLE COMPLIANCE NO. VII-0016260 14 APRIL 2025
UGRD CITYLAND SHAW TOWER,
SHAW BLVD. MANDALUYONG CITY

REPUBLIC OF THE PHILIPPINES)
) S. S.
MANDALUYONG CITY

AFFIDAVIT TO CONSTRUCT

I, **SHARON M. LUNTAO**, of legal age, Filipino Citizen, with office address at Filinvest Building, 79 EDSA, Brgy. Highway Hills, Mandaluyong City, Metro Manila, after having been sworn in accordance with law, hereby depose and state that:

1. I am the Vice President - Head for Permits & Licenses Department of Filinvest Land, Inc. (the "Company"), with office address at the abovementioned;
2. The Company is the owner and developer of **SYDNEY OASIS - BACCOOR** (the "Project"), located at Emilio Aguinaldo Hi-way, Brgy. Talaba VI, Bacoor, Cavite, which is the subject of an application for Preliminary Approval and Locational Clearance and Development Permit before the City Government of Bacoor (the "LGU");
3. I fully understand the legal obligations of the Company to guarantee and ensure the construction and installation of the following facilities, in compliance with existing local and national laws:
 - a. Sewage Treatment Plant,
 - b. Materials Recovery Facility, and
 - c. Rainwater Catchment Facility;
4. I undertake to construct and install the abovementioned facilities as part of the Project, and in compliance with existing local and national laws; and
5. I am executing this Affidavit to attest to the truth of the foregoing, and in compliance with the requirements of the LGU for the aforementioned permits.

AFFIANT further says nothing.

, at Mandaluyong City.

FILINVEST LAND INC.

By:


SHARON M. LUNTAO
Vice President - Head for Permits & Licenses

OCT 26 2023

SUBSCRIBED AND SWORN to before me this _____, affiant exhibiting to me her PRC No. 0011123 valid until March 4, 2026.

Doc. No. 25 ;
Page No. 27 ;
Book No. 42 ;
Series of 2023.

NOTARY PUBLIC
JOVEN G. SEYMLANO
NOTARY PUBLIC FOR CITY OF MANDALUYONG
COMMISSION NO. 0285-23 UNTIL DECEMBER 31, 2024
IBP LIFETIME NO. 011302; 12-26-12; RIZAL
ROLL NO. 53370
PTR NO. 5110440; 1-3-23; MANDALUYONG
MCLE COMPLIANCE NO. VI 0010250 14 APRIL 2025
UG03 CITYLAND SHAW TOWER,
SHAW BLVD. MANDALUYONG CITY

REPUBLIC OF THE PHILIPPINES)
) S. S.
MANDALUYONG CITY

AFFIDAVIT OF UNDERTAKING

I, **SHARON M. LUNTAO**, of legal age, Filipino Citizen, with office address at Filinvest Building, 79 EDSA, Brgy. Highway Hills, Mandaluyong City, Metro Manila, after having been sworn in accordance with law, hereby depose and state that:

1. I am the Vice President - Head for Permits & Licenses Department of Filinvest Land, Inc. (the "Company"), with office address at the abovementioned;
2. The Company is the owner and developer of **SYDNEY OASIS - BACOOR** (the "Project"), located at Emilio Aguinaldo Hi-way, Brgy. Talaba VI, Bacoor, Cavite, which is the subject of an application for Preliminary Approval and Locational Clearance and Development Permit before the City Government of Bacoor (the "LGU");
3. I fully understand the legal obligations of the Company to guarantee and ensure the submission of the following Project Documents to the LGU:
 - a. Traffic Impact Assessment,
 - b. Environmental Compliance Certificate, and
 - c. Earthquake Evacuation Plan;
4. I undertake to submit the abovementioned Project Documents to the LGU within ninety (90) calendar days from the release of the Preliminary Approval and Locational Clearance and Development Permit for the Project; and
5. I am executing this Affidavit to attest to the truth of the foregoing, and in compliance with the requirements of the LGU for the aforementioned permits.

AFFIANT further says nothing.

, at Mandaluyong City.

FILINVEST LAND INC.

By:


SHARON M. LUNTAO

Vice President - Head for Permits & Licenses

OCT 26 2023

SUBSCRIBED AND SWORN to before me this _____, affiant exhibiting to me her PRC No. 0011123 valid until March 4, 2026.

Doc. No. 279 ;
Page No. 57 ;
Book No. 43 ;
Series of 2023.

NOTARY PUBLIC

JOVEN G. SEVILLANO
NOTARY PUBLIC FOR CITY OF MANDALUYONG
COMMISSION NO. 0285-23 UNTIL DECEMBER 31, 2024
IBP LIFETIME NO. 011302; 12-28-12; RIZAL
ROLL NO. 53970
PTR NO. 5110440; 1-3-23; MANDALUYONG
MCLC COMPLIANCE NO. VII 0010250 14 APRIL 2025
UG03 CITYLAND SHAW TOWER,
SHAW BLVD, MANDALUYONG CITY

FILINVEST

SYDNEY

BACOR, CAVITE

Filinvest Land, Inc. (FLI) is one of the leading real estate developers in the Philippines. It is a subsidiary of Filinvest Development Corporation (FDC), which has more than 40 years of experience in real estate development. It is founded by Mr. Andrew L. Gotianun, Sr., FDC is the holding company of the Gotianun family.

FLI's business has historically focused on the development and sale of affordable and middle-market residential lots and housing units to lower and middle-income markets throughout the Philippines. At over 300 billion pesos worth of assets, it has developed over 2,400 hectares of land, and provided home sites for thousands of families, which makes it one of the largest home providers in the Philippines today. In recent years, FLI has expanded its residential business to include other income segments (high-end) and themed residential projects with a leisure component, such as farm estates and developments anchored by sports and resorts clubs.

FLI has substantial experience in developing and introducing new formats to the residential real estate market. The Company intends to be at the forefront of market changes by continually innovating and introducing new project formats to anticipate and meet market demands. FLI is also a pioneer in the development of very large master-planned township developments which provide a convenient mix of commercial, industrial, and residential uses. FLI currently has over 100 projects located in 40 cities and municipalities nationwide.

Sydney Oasis is a condominium development in an area of predominant residential and commercial use. Situated along a high vehicular traffic zone, the project can be accessed from both from CAVITEX and E. Aguinaldo Highway.

With a direct frontage along Aquinaldo Highway, the project enjoys convenient access to the rest of the southern Luzon such as the popular vacation spots in Laguna, Cavite and Batangas, and to the rest of central business districts up north Metro Manila.

The current residential market supply in the vicinity is mainly composed of high-rise condominiums, mid-rise condominiums and residential houses. Other condominiums are mostly near a 6km radius from our property which are Avida Towers Sucat, Hermosa CoHo, Meridian CoHo, Sonora Garden Residences. Residential houses are also found within the secondary and inner streets of the nearby barangays.

A variety of retail choices, from food and beverage to fashion and lifestyle are also present in the vicinity. It is approximately less than 30 mins away from Main Square Bacoor, Vista Malls, & SM Malls. Offering quick access to places of work, and leisure, with the nearby office spaces, banks and health and wellness venues also thrive in the area.

Sydney Oasis shall rise as Bacoor's newest resort-style living condominium development offering 40-square meter two-bedroom units and 23-square meter studio units. Its location along the E. Aguinaldo Highway, accessibility of CAVITEX and proximity to places of interest puts it at a premium for the end-users and investor market alike.

Address: E. Aguinaldo Highway, Talaba, Bacoor, Cavite

Land Area: 15,854 sqm.

No. of Units: 1,137

Facilities

- 2 elevators per building
- Provision for CCTV
- Provision for telephone, cable TV, and fiber internet line
- Provision for Water Heater

Amenities:

- | | | |
|--------------------|------------------------------|---------------------|
| Clubhouse | Inside the Clubhouse: | Music Room |
| Swimming Pool | AI Fresco areas | Boxing/Dance Studio |
| Basketball Court | Function Halls | Game Room |
| Pet Zone | Gym | |
| Play Area | | |
| Wellness Zone | | |
| Sensory Zone | | |
| Outdoor Gym | | |
| Roofdeck Amenities | | |

Primary Target Market: Investors

Demographics

- Early 30s to late 50s
- May be managers and executives working at nearby business districts
- May be OFWs who are in business of renting out their purchased units

Psychographics

- Wiser in spending the fruit of their labor
- Wants finer things in life

Secondary Target Market: Young Couples and/or Young Professionals

Demographics:

- 20s to 30s, belonging to mid-end class
- Working at nearby business districts
- Combined monthly disposable income of at least Php 58,000

Psychographics:

- Financially ready and wants value for money
- Young adult couples wanting quality time together
- Career-driven young professionals seeking taste of independence

The Sydney Oasis buildings draw inspiration from waves of water of an oasis, bringing a resort-like feel to the structures.

It is inspired by the famous Sydney Harbour, with its iconic Opera House & Harbour Bridge, Picturesque views, Unspoiled beaches, and pockets of Natural Lush calling it a modern project embracing nature.

1. Foundation

All buildings will have a pile-driven foundation, utilizing estimated 40m-deep piles. The ground floor level of the building will be elevated by 0.80m from road-level of the development.

2. Basement

The basement of the building can be accessed through a designated building ramp. Driveway at the basement is 6.00m wide, and is a dead-end. Average clear height from lowest beam is 2.40m. Louvers will be provided for ventilation.

3. Residential Floors

Residential floor starts at the Second floor up to Twelfth floor with a total no. of 276 Units. Each floor consist of 25 Units which are a mix of 2-Bedroom Units with around 40 sq.m. area per Unit and Studio Units with around 23 sqm area per Unit.

4. Roof Deck

The roof deck will have amenities such as Fun Zone, Wellness Zone and Tranquill Zone. There is also a common washing area.

5. Sky Gardens

The Bldg. features sky gardens on the 2nd, 4th, 7th, 9th, and 11th floors. These sky gardens are 2 storeys in height, creating much opportunity for natural lighting and ventilation to pass through the building's hallways.

6. Elevators and Staircases

The Bldgs will be serviced by two (2) 10-passenger elevator. Both will have 14 stops (Basement to Roof Deck).

There are 2 pressurized staircases, one at each end of the building for easy access of the residents.

7. Generators/ Emergency Power

Common areas will have 100% back up power supply in case of a power outage. There will also be minimal back-up power supply for the residential units, allowing each unit to have enough power for one light fixture and electric fan. Back-up power is not enough for cooking or heating units.

8. Water and Power Supply

Each unit will have individual prepaid water meters, the credits for which can be purchased from a CWSI representative at the Property Management Office. Water meters are located in

concealed cabinets along the hallways of the building.

Each unit will also have individual electric meters at the centralized meter center, to be located near the building for easy monitoring.

9. Telephone Cable and Internet Lines

The units will be allocated with one telephone line, to be located at the main living area. The phone line connection shall have provisions for both Internet and telephone connection services. Each unit shall also have provisions for television cable connection to a local service provider. Copper telecommunications wiring will be used.

10. Automatic Fire Detection and Alarm System and Automatic Fire Suppression System

The building will have a wired Automatic Fire Detection and Alarm System (AFDAS) with annunciator, and Automatic Fire Suppression System (AFSS).

11. CCTV

CCTVs will be set-up in strategic locations within the building and the whole development.

12. Construction Methodology

The building will utilize reinforced concrete (RC) wall system / bearing wall system. The Cast-in-Place or "Buhos" technology used for Filinvest Oasis projects assures structural soundness, provides usable spaces not obstructed by large columns, and uses smooth plastered walls due to casting.

----- nothing follows -----



REPUBLIC OF THE PHILIPPINES
SECURITIES AND EXCHANGE COMMISSION
Ground Floor, Secretariat Building, PICC
City Of Pasay, Metro Manila

COMPANY REG. NO. 170957

**CERTIFICATE OF FILING
OF
AMENDED BY-LAWS**

KNOW ALL PERSONS BY THESE PRESENTS:

THIS IS TO CERTIFY that the Amended By-Laws of

FILINVEST LAND, INC.

copy annexed, adopted on January 27, 2016 by majority vote of the Board of Directors and on April 22, 2016 by the vote of the stockholders owning or representing at least two-thirds of the outstanding capital stock, and certified under oath by the Corporate Secretary and majority of the said Board was approved by the Commission on this date pursuant to the provisions of Section 48 of the Corporation Code of the Philippines Ratas Pambansa Blg. 68, approved on May 1, 1980, and copies thereof are filed with the Commission.

IN WITNESS WHEREOF, I have set my hand and caused the seal of this Commission to be affixed to this Certificate at Pasay City, Metro Manila, Philippines, this 19th day of December, Twenty Sixteen.




FERDINAND B. SALES
Director

Company Registration and Monitoring Department

COMPLAINT
COMPANY REGISTRATION AND MONITORING DEPARTMENT

Nature of Application

SEC Registration No. 000

Amended By-Laws

000000000000000000

Former Company Name

F I L I N V E S T B U I L D I N G I N C

Former Company Name

Principal Office (No./Street/Sarangay/City/Town/Province)

F I L I N V E S T B U I L D I N G , 79 EDSA, HIGHWAY HILLS, MANDALUYONG CITY, RIZAL

COMPANY INFORMATION

Company's Email Address

Company's Telephone Numbers

Company's Facsimile Number/s

CONTACT PERSON INFORMATION

Name of Contact Person

Email Address

Telephone Number/s

Business Category

Ms. Elena Christine M. Logarao

ellogarao@filinvest.com

818-8188101, 8124

Contact Person's Address

6th Floor, Filinvest Building, 79 EDSA, Highway Hills, Mandaluyong City

To be accomplished by CRMD Personnel

Assigned Processor

Date

Signature

DOCUMENT ID

Received by Corporate Filing and Records Division (CFRD)

FORWARDED TO:

- Corporate and Partnership Registration Division
- Green Lane Unit
- Financial Analysis and Audit Division
- Licensing Unit
- Compliance Monitoring Division

COMPANIES ACT, 1956

OR

FINVEST LIMITED

ARTICLE 4

SUBSCRIPTION, ISSUANCE AND TRANSFER OF SHARES

Section 1. Subscription - Subscribers to the original stock of the Corporation shall pay to the Corporation the subscription value or price of the stock in accordance with the conditions prescribed by the Board of Directors. Unpaid subscriptions shall not be enforceable unless determined by the Board of Directors.

Section 2. Certificates - Each stock holder shall be entitled to one or more certificates for each fully paid stock subscription in his name in the books of the Corporation. The certificates shall contain the matters required by the law and the Articles of Incorporation. They shall be in such form and design as may be determined by the Board of Directors and shall be consecutively numbered. The certificates, which must be issued in consecutive order, shall bear the signature of the Chairman, President, or any Vice-President authorized for the purpose and knowingly countersigned by the Secretary or Assistant Secretary and sealed with the corporate seal. The necessary documentary stamps for each certificate or stock shall be paid by the stock holder in whose favor the certificates were issued or transferred.

Section 3. Transfer of Shares - Subject to the provisions of the Articles of Incorporation contained in the Articles of Incorporation, shares may be transferred, sold, assigned, pledged or pledged by delivery of the certificates duly endorsed by the stock holder, his attorney-in-fact or other legally authorized person. The transfer shall be valid and binding on the Corporation only upon record thereof in the books of the Corporation. Cancellation of the certificate surrendered to the Secretary and issuance of a new certificate to the transferee.

No shares of stock against which the Corporation holds any unpaid subscription shall be transferable in the books of the Corporation.

All certificates surrendered for transfer shall be stamped "Cancelled" on the reverse thereof together with the date of cancellation, and attached to the corresponding stub in the certificate book.

Section 4. Lost Certificates - If and when any certificate for the capital stock of the Corporation is lost, stolen, or destroyed, a new certificate may be issued in lieu thereof in accordance with the procedure prescribed under Section 73 of the Corporation Code.

Section 5. Addresses of Stockholders - Each stock holder shall designate to the Secretary of the Corporation an address at which notices of meetings and all other corporate notices may be served upon or tendered to him, and if any stockholder shall fail to designate an address or any change of address for that matter, corporate notices may be served upon him, and directed, to him at his last known post office address.

ARTICLE 7

MEETINGS OF STOCKHOLDERS

Section 1. Regular Meetings - The regular meetings of stockholders for the purpose of electing directors and for the transaction of such business as may properly come before the meeting, shall be held at the principal office on the second (2) regular Friday of April of each year, if not a legal holiday and, if a legal holiday, then on the next succeeding business day, *as amended by the Board of Directors on January 4th, 2014 and by the Stockholders on April 21, 2015*

Section 2. Special Meetings - Special meetings of stockholders, for any business purpose, may at any time be called by any of the following: (a) Board of Directors, at its own initiative, or (b) at the written request of stockholders representing a majority of the outstanding capital stock, or (c) President.

Section 3. Place of Meeting - Stockholders' meetings, whether regular or special, shall be held in the principal office of the corporation, or at any place designated by the Board of Directors at any place within Metro Manila.

Section 4. Notice of Meeting - Notices for regular or special meetings of stockholders may be sent by the Secretary, by personal delivery or by mail to each stockholder of record at his/her home or post office address at least two (2) weeks before the date of the meeting for a regular meeting, or at least one (1) week before the date of the meeting in a special meeting. Such notices may also be sent by publication in a newspaper of general circulation. The notice shall state the place, date and hour of the meeting, and the purpose or purposes for which the meeting is called. In case of special meetings, only business stated in the notice shall be the subject of motions or deliberations at such meeting. Notice of any meeting may be waived expressly or impliedly by any stockholder.

When the meeting of stockholders is adjourned to another date or place, it shall be necessary to give any notice of the adjourned meeting of the date and place to which the meeting is adjourned are announced at the meeting at which the adjournment is made. At the adjourned meeting, any business may be transacted which could have been transacted at the original date of the meeting.

Section 5. Quorum - Unless otherwise provided by law, in all regular or special meetings of stockholders, a majority of the outstanding capital stock must be present or represented in order to constitute a quorum. If no quorum is constituted, the meeting shall be adjourned until the requisite amount of stock shall be present. At each meeting of the stockholders, the holders of a majority of the issued and outstanding stock of the Corporation, having voting powers, who are present in person or represented by proxy shall constitute a quorum for the transaction of business except where otherwise provided by law or by the Articles of Incorporation. In the absence of a quorum, the stockholders of record who are present in person or represented by proxy and chosen to vote at the meeting, in the absence of all stockholders, any officer entitled to preside at the meeting, at such meeting, shall have the power to adjourn the meeting from time to time, until stockholders holding the requisite amount of stock shall be present or represented.

Section 6. Conduct of Meeting - The rules of the stockholders shall be created, either by the Chairman of the Board, or in his absence, the President, or if none of the foregoing is in office and present presiding, by a Chairman to be chosen by the stockholders. The Board

shall act as Secretary of every meeting, but if not present the Chairman shall designate and appoint a secretary of the meeting. The Chairman of the meeting may appoint the meeting place, time to time, without notice other than that announced at a meeting.

Section 7. Manner of Voting - At all meetings of stockholders, a stockholder may vote in person, or by proxy, executed in writing by the stockholder or his duly authorized agent, in fact. Unless otherwise provided in the prospectus shall be valid only for the meeting at which the proxy has been presented to the secretary.

All proxies must be in the hands of the Secretary before the time set for the meeting. Such proxies filed with the Secretary may be revoked by the stockholder either in writing or by their personal presence and vote at the meeting prior to a stockholder's voting or by their personal presence at the meeting.

Section 8. Closing of Transfer Books and Fixing of Record Date - For the purpose of determining the stockholders entitled to notice of, or to vote at, a meeting of stockholders or any adjournment thereof or to receive payment of any dividend or of having a certificate issued to stockholders for any other proper purpose, the Board of Directors may, at any time, cause the stock and transfer books to be closed for a stated period, but not to exceed, in any case, thirty (30) days. If the stock and transfer books be closed for the purpose of determining stockholders entitled to notice of, or to vote at, a meeting of stockholders, such books shall be closed for at least ten (10) working days immediately preceding such meeting. In lieu of closing the stock and transfer books, the Board of Directors may fix in advance a date which is the record date for determining such determination of stockholders and no later than twenty (20) days prior to the date on which the particular action requiring such determination of stockholders is to be taken, except in cases where special applicable rules or regulations provided otherwise.

ARTICLE III

BOARD OF DIRECTORS

Section 1. Powers of the Board - Unless otherwise provided by law, the corporate powers of the Corporation shall be exercised, all business conducted and all property of the Corporation controlled and held by the Board of Directors to be exercised and from which the stockholders. Without prejudice to such general powers and such other powers as may be conferred by law, the Board of Directors shall have the following express powers:

- a) From time to time, to make and change rules and regulations not inconsistent with these By-Laws for the management of the Corporation's business and affairs;
- b) To purchase, receive, take or otherwise acquire in any lawful manner, for the use or name of the Corporation, any and all properties, interests or privileges, including securities and bonds of other corporations, in the transaction of its business of the Corporation may require, or may otherwise require, for such consideration and upon such terms and conditions as the Board may deem proper or convenient;
- c) To invest the funds of the Corporation in, or for, or carry on, the business of, or for other purposes other than for use for which the Corporation was originally organized, in the judgment of the Board of Directors the interests of the Corporation may properly be promoted, subject to such stockholders' approval as may be required or given.

- d) To incur such indebtedness as the board may deem necessary for the said purposes to raise and issue evidence of such indebtedness including, but not limited to, notes, debentures, debentures, bonds, debentures, debentures, debentures, subject to such stockholders' approval as may be required by law, and of mortgages, mortgages, or other like encumbrances on part of the property and rights of the Corporation;
- e) To guarantee, for and in behalf of the Corporation obligations of other persons or parties in whom it has any interest;
- f) To make provision for the discharge of the obligations of the Corporation on its mortgage, including payment for the property or for stocks, bonds, debentures, or other securities of the Corporation as may be issued for a purpose;
- g) To sell, lease, exchange, assign, transfer or otherwise dispose of the property, real or personal, belonging to the Corporation whenever in the board's judgment the corporation's interest would thereby be promoted;
- h) To establish pension, retirement, bonus, profit sharing or other similar plans or compensation plans for the employees, including officers and directors of the corporation and to determine the persons to participate in such plans and the amount of their respective payments;
- i) To prosecute, maintain, defend, compromise or settle any suits which may be brought against the corporation or its officers or directors or which may be brought by the corporation or its officers or directors in connection with the business of the corporation, and likewise, to accept settlements for the payment or settlements of whatsoever debts are outstanding to the corporation;
- j) To delegate, from time to time, any of the powers of the Board, which may be lawfully delegated in the course of the current business or businesses of the corporation to any standing or special committee or to any officer or agent, to appoint any persons to be agents of the corporation (with such powers and with the power to sub-delegate), and upon such terms as may be determined.

Section 2. Number, Election and Term - The board of Directors which shall consist of (9) shall be elected during each regular meeting of stockholders and shall hold office for one (1) year but until their successors are elected and qualified.

Section 3. Qualifications - Each director shall own at least one (1) share of the capital stock of the corporation.

No person shall qualify or be eligible for nomination or election to the Board of Directors if he is engaged in any business which competes with or is antagonistic to that of the corporation, without having the generality of the foregoing. A person shall be deemed to be engaged:

- a) If he is an officer, manager or controlling person of or the owner (partner or partner or beneficiary) of 10% or more of any outstanding class of shares of any corporation engaged in a business which the Board by at least a majority vote determines to be competitive or antagonistic to that of his corporation.

the immediately preceding paragraph shall not apply to either (1) that such foreign corporation is a parent, subsidiary or affiliate of the corporation, or (2) that the corporation is a parent, subsidiary or affiliate of the corporation.

- (i) A corporation in which 10% or more of the capital stock issued or to be issued is owned by a corporation;
- (ii) A shareholder corporation in which 10% or more of the capital stock issued or to be issued is owned by a corporation;
- (iii) A corporation in which 10% or more of the capital stock issued or to be issued is owned by a shareholder corporation and the outstanding or to be issued capital stock of such corporation is owned or controlled, respectively,

by the holder of 10% or more of the controlling interest in the corporation, or (4) if the corporation is a subsidiary of 10% or more of any corporation which is a subsidiary of the corporation or any of its subsidiaries, or if the corporation is a subsidiary of a majority vote of a group of corporations which is a subsidiary of the corporation or any of its subsidiaries, or if the corporation is a subsidiary of such person's members or of the members of such person.

(5) If the Board, in exercise of its judgement in good faith, determines by affirmative vote of a majority of the Board that a person is not a controlling person as defined in this section.

In determining whether or not a person is a controlling person as defined in this section, the Board may take into account such factors as it deems appropriate in its relationship.

The provisions for election of Directors by the stockholders shall not apply to the Board of Directors in any State in which the corporation is not a resident.

Section 4. Nomination and Election of Independent Directors. The Board of Directors shall have a majority of independent directors or shall cause the election of a majority of independent directors in the next annual meeting of the stockholders. The Board of Directors shall have the authority to elect or remove independent directors from the Board.

(a) The Board of Directors shall cause the independent directors to be elected or removed to govern the conduct of the corporation. The Board shall be subject to disclosure in the company's annual or periodic financial statements or such other reports required to be submitted to the Securities and Exchange Commission.

(b) The nomination of independent directors shall be conducted by the Board of Directors before the stockholders' meeting. The Board of Directors shall be subject to the nomination of stockholders together with the independent directors to be elected or removed to govern.

(c) The Board of Directors shall prepare the qualifications of independent directors and submit the same to the stockholders for their review. The Board of Directors shall be subject to the nomination of stockholders together with the independent directors to be elected or removed to govern. The Board of Directors shall be subject to the nomination of stockholders together with the independent directors to be elected or removed to govern.

Section 6. Meetings - Regular meetings of the Board of Directors shall be held at such times and places as shall be determined by the Board or in the absence of the President, or upon the request of a majority of the directors and shall be held at such places as may be designated in the notice, fifteen (15) days in advance for each regular meeting. Notice at the place where the meeting is to be held, then the meeting which is held on any day shall be held at the same place on the next succeeding business day if it is a holiday. Notice of regular meetings shall not be given.

Section 7. Special Meetings; Notice - Special meetings of the Board of Directors shall be held whenever called by the Chairman of the Board, whenever there shall be a motion by the President or by the Secretary at the request of a majority (2) of the directors. Notice of such meeting shall be mailed to each director, by registered mail, at least ten (10) days before business as defined in (2) days before the day on which the meeting is to be held, or such notice may be sent to him at such place by telegraph, or by radio or wireless, or be delivered personally or by telephone, not later than the day before the day on which the meeting is to be held. In such notice shall state the time and place of the meeting but no notice shall be given except as otherwise expressly provided in these by-laws. Notice of any other meeting shall not be given to any director however, if demanded by him in writing to the Secretary, or if notice of a meeting is given to a director before or after such meeting is held by a director or by the meeting, such a meeting of the Board shall be a legal meeting and proceedings thereat shall be valid and binding on all directors, if all the directors shall be present thereat.

Section 8. Quorum and Number of Actions - Except as otherwise expressly provided by statute or by these by-laws, a majority of the directors shall constitute a quorum at any meeting of the Board and the act of the majority of the directors present at a meeting at which a quorum is present shall be the act of the Board of Directors. A majority of a quorum, a majority of the directors present may adjourn a meeting from one place to another place and to a new time. Notice of any such adjourned meeting need not be given.

Section 9. Conduct of the Meeting - Meeting of the Board of Directors shall be presided over by the Chairman of the Board, or in his absence, the President, and in the absence of the Chairman and President, if existing, by any other director chosen by the Board. The Secretary shall act as secretary of every meeting and if not present, the Chairman of the meeting shall appoint a secretary of the meeting.

Section 10. Compensation - Directors shall receive no compensation for services rendered previously determined by the Board of Directors with the approval of stockholders. Any compensation hereafter determined by the Board of Directors shall be approved by the stockholders.

Section 11. Executive Committee - The functions, names and responsibilities of the Board of Directors may be delegated to the fullest extent permitted by law to an Executive Committee to be established by the Board of Directors. The Executive Committee shall consist of five (5) members, at least three (3) of whom shall be members of the Board of Directors. The members of the Executive Committee shall be appointed by the affirmative vote of a majority of the Board of Directors.

The Executive Committee shall on such special matters as may be determined by the Board of Directors or may be determined by a majority of the Board of Directors, except with respect to: (1) approval of any action for or on the part of the Board of Directors; (2) the filing of any articles in the Board of Directors; (3) the adoption of any amendments to these by-laws or the adoption of new by-laws; (4) the amendment, repeal or the rescission

of the Board of Directors, which by its affirmative vote shall elect the name of the person to whom the distribution of cash dividends shall be made.

The Board of the Executive Committee shall meet at its first conference meeting and if (a) is approved by the majority vote of all its members in attendance at a meeting called where a quorum is present and (b) the Board of Directors has not designated the majority of all its incumbent members will, but not necessarily for a formal meeting.

The Executive Committee shall hold its regular meetings at least once a month, which shall be held in the principal office of the Corporation in a suitable room which may be designated in the notice. Any member of the Executive Committee may request a meeting of the Executive Committee at any time. Notice of the meeting of the Executive Committee shall be given at least seven (7) calendar days prior to the meeting, by first class mail, notice period to be by mail, by an e-mail. The notice shall contain the date, time, place, agenda or substance of purpose of the meeting, where possible, and shall be delivered to each member to be invited to such meeting.

ARTICLE IV

OFFICERS

Section 1. Election / Appointment - The officers of the Corporation shall be elected or appointed by the Board of Directors shall normally be organized by electing the Chairman, Vice-Chairman, President, Vice-President, Treasurer, and Secretary at said meeting.

The Board may from time to time, at a point such officer or officers may not be necessary or proper.

Any two (2) or more positions may be held concurrently by one or more individuals, who one shall hold the President and Treasurer or Secretary at the same time.

Section 2. Chairman of the Board - The Chairman of the Board shall preside at the meetings of the Board and shall have the authority to suspend and remove the Chairman of the Board if necessary.

Section 3. President - The President shall be the chief executive officer of the Corporation and shall have the general and exclusive management and day-to-day business affairs of the Corporation, he shall exercise the following powers:

- To preside at the meetings of the Board of Directors and act in the absence of the Chairman of the Board of Directors;
- To initiate and develop corporate objectives and policies, to formulate and propose a plan and program for the approval of the Board of Directors, including the short-term and long-term development of the Corporation;
- To have general supervision and management of the business and affairs of the Corporation;
- To manage the administrative and operational policies of the Corporation and to exercise supervision and control.

- a) Subject to provisions prescribed by law, to appoint, remove and suspend and employ the employees of the corporation, prescribe their duties, and determine their salaries;
- b) To oversee the preparation of budgets and the financial statements of the corporation;
- c) To prepare such systems and reports for the corporation as may be required or prescribed by law;
- d) To represent the corporation at all its meetings and proceedings;
- e) To execute on behalf of the corporation all contracts, agreements, and other instruments affecting the interests of the corporation, and require the preparation of a record of the same by the Board of Directors, to be kept in the records of the corporation;
- f) To make reports to the Board of Directors and stockholders;
- g) To issue or reacquire stock;
- h) To perform such other duties as are imposed on it by the laws of the Philippines and the Board of Directors.

The President may assign the exercise of particular powers of the foregoing powers to any or more of the officers subject to the supervision of the Board.

Section 4. The Vice-Presidents. If one or more Vice-Presidents are designated, as they shall have such powers and shall perform such duties as may from time to time be assigned to them by the Board of Directors or by any resolution of the stockholders, and for the purpose may also be authorized to execute all contracts, agreements, and other instruments of stock of the Corporation.

Section 5. The Secretary. The Secretary shall be a resident of the Philippines and shall be the custodian of the records of the corporation and shall be the recorder of the corporation and shall perform such other duties as the following specific powers and duties:

- a) To record or see to the proper recording of the minutes and proceedings of all meetings of the directors and the stockholders, and to certify to the same, subject to the form and manner required by law;
- b) To keep or cause to be kept a record book, showing the names of all persons who have respect to stock certificates of the corporation, including ledgers and other records showing all shares of the corporation subscribed, issued, or sold, etc.;
- c) To keep the corporate seal and to affix the same to all papers and documents required to be signed by the corporation, and to perform such other duties as may be required by law;
- d) To attend to the filing and keeping of all notices of the corporation, and to perform such other duties as may be required by law.

- e) To be sworn to such oaths as may be required by laws and regulations and make reports or statements as may be required by him or her in the course of his or her duties;
- f) To attend the inspector at the election of directors and, subject to the number of shares of stock outstanding and entitled to vote, to make a list representing at the meeting, the presence of a quorum, the validity of the votes given, and to receive votes, ballots or proxies, declare a poll, and to give and guard books using in connection with the election of directors, the votes, ballots or comments, deriving the result, and to conduct the election or vote. The Secretary may sign and exercise or permit any of any or all of the foregoing duties, powers or functions to be done by other persons, subject always to his supervision and control;
- g) To perform such other duties as are assigned to him or her by the Board of Directors of the Corporation.

Section 6. The Treasurer - The Treasurer of the Corporation shall be a duly qualified person and the custodian of its moneys, securities, and property. He shall exercise the following specific powers and duties:

- a) To keep full and accurate records of receipts and disbursements made in the course of the corporation;
- b) To have custody of, and be responsible for, the funds, securities and property of the corporation;
- c) To deposit in the name of the corporation the credits of its accounts in banks or other depositories designated from time to time by the Board of Directors. He shall keep full records, books and files of all such deposits, bonds and securities, and shall be liable for such deposits, bonds and securities that may come under his control;
- d) To render annual statements and other financial statements to the Board of Directors, and such other financial reports as the Board of Directors may from time to time require;
- e) To prepare such financial reports, statements, returns and other documents which may from time to time be required by government officials and to submit the same to proper government officials;
- f) To exercise such powers and perform such duties as may be assigned to him or her by the Board of Directors.

Section 7. Term of Office - The term of office of all officers shall be for a period of one (1) year and their successors are duly elected and qualified. Such terms shall, however, be longer than one (1) year if by reason of the disability, death or resignation of any officer, the Board of Directors

Section 8. Vacancies - If the position of any officer becomes vacant by reason of death, disqualification or for any other cause, the Board of Directors may, at any time, elect a successor who shall hold office for the unexpired term.

Section 9. Compensation - The Board of Directors may determine the compensation of the Board of Directors and may determine the compensation of the officers and directors of the corporation. The Board of Directors may determine the compensation of the officers and directors of the corporation as provided herein, and may determine the compensation of the officers and directors of the corporation as provided herein, and may determine the compensation of the officers and directors of the corporation as provided herein.

ARTICLE IV

FINANCIAL

Section 1. The principal office of the corporation shall be located in the City of Manila, Philippines. The corporation may have such other offices, either within or without the Philippines, as the Board of Directors may determine. The Board of Directors may determine the location of the principal office of the corporation.

ARTICLE V

AUDIT OF BOOKS; FISCAL YEAR AND FISCAL YEAR-END

Section 1. External Auditors - The Board of Directors shall have the authority to select, to remove, and to fix the compensation of the external auditors of the corporation. The Board of Directors shall have the authority to select, to remove, and to fix the compensation of the external auditors of the corporation.

Section 2. Fiscal Year - The fiscal year of the corporation shall be the calendar year, ending on the last day of December of each year.

Section 3. Dividends - Dividends shall be payable to the stockholders of the corporation as provided herein. Dividends shall be payable to the stockholders of the corporation as provided herein.

ARTICLE VI

AMENDMENTS

Section 1. These By-Laws may be amended or repealed by the affirmative vote of a majority of the Board of Directors and the stockholders representing a majority of the outstanding capital stock at any stockholders' meeting called for that purpose. The Board of Directors may amend or repeal any provision of these By-Laws which may be delegated to the stockholders by the affirmative vote of the stockholders representing not less than a majority of the outstanding capital stock provided, however, that such delegation of power to the stockholders to amend, repeal or supplement these By-Laws may be subject to the affirmative vote of the stockholders representing a majority of the outstanding capital stock at any stockholders' meeting.

1989

5

Section A. Form and Incriptions - The corporate seal shall be used by the Board of Directors.

ARTICLE

ADOPTION CLAUSE:

The foregoing By-Laws were adopted by the stockholders of the Corporation on November 1, 1989 at the principal office of the Corporation.

WITNESSES WHEREOF, the undersigned secretaries have hereunto set their hands and the seal of the Corporation at the principal office of the Corporation on the 1st day of November, 1989.

SGD. WALTER L. GIBBONS, JR.

SGD. JAMES H. ...

SGD. LUCIENNES JOSEPHINE G. YAP

SGD. ...

SGD. ...

INVESTMENT BANKING

DIRECTORS' CERTIFICATE

IN WITNESS WHEREOF, THESE PARTIES:

We, the undersigned members of the Board of Directors of the Investment Bank, **FINVEST BANK, INC.** (the "Corporation"), a corporation duly organized and existing under the laws of the Republic of the Philippines, with principal office address at Fininvest Building, 10th Floor, Highway 68/69, Mandaluyong City 1550, Metro Manila, after having duly sworn in accord with the law, hereby certify:

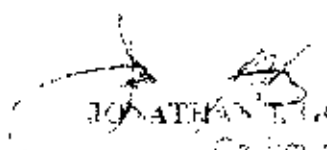
That the Amended By-Laws of said Corporation were adopted by a majority vote of the Board of Directors in a meeting held on June 27, 2016 at the 2nd Floor, The Beacon, 2nd Floor, 10th Street, Bonifacio Global City, Taguig City, 1630, Metro Manila, in compliance of the said Statute representing at least two-thirds (2/3) of the outstanding capital stock of the said Corporation, as stated in the minutes of the meeting held on April 22, 2016 at the Signature Area, 2nd Floor, The Beacon, 10th Street, Bonifacio Global City, at the corner ADB Avenue, Taguig City.

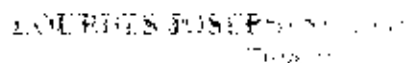
The amended provision of the Amended By-Laws refers to the attached page 10.

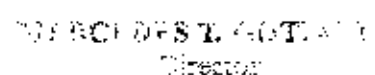
Article 1
Meeting of Stockholders

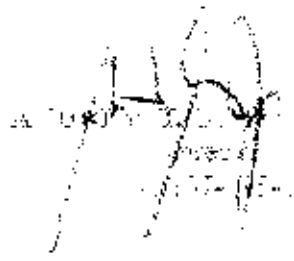
Section 1: Regular Meetings - The regular meetings of stockholders for the purpose of electing Directors and for the transaction of such business as may properly come before a meeting shall be held at the principal office on the second to the last Friday of every month, and on the first legal holiday or on a legal holiday, and on the next succeeding business day.

IN WITNESS WHEREOF, the undersigned Directors and Corporate Secretary have executed this Certificate on the 06th of June 2016 at the City of Manila, Philippines.


JONATHAN T. GOJAN
Chairman
TEL: 167-995-685


LOURDES JOSE
Chair
TEL: 167-995-685


MERCEDES L. GOTIANO
Director
TEL: 170-874-344


AURORA M. LOPEZ
Director
TEL: 170-874-344

15/26/k

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

No. 5519004

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE

Transfer Certificate of Title

No. 2-357214-

IT IS HEREBY CERTIFIED that certain land situated in the Lot 1-B-13 of the subdivided lot 1-B-13 bounded and described as follows:
A parcel of land (Lot 1-B-13) of the subdivided lot 1-B-13, bounded and described as follows:
Lot 1-B-13, Lot 44995, LRC Rec. No. 10000, as shown in the subdivision plan, Bacoor, Cavite, bounded on the north by Lot 1-B-12; on the south, along line 4-0 by Lot 1-B-14; on the east, along line 5-1 by Lot 1-B-8 (road) of the subdivided lot 1-B-13, along line 1" on plan, being S. 40 deg. 12' 12" 1240.56 m. from E.D. No. 1, Bacoor, Cavite; thence S. 53 deg. 34' 50.30 m. to pt. 4; thence S. 22.25 m. to pt. 3; thence S. 53 deg. 54' 34.35 m. to pt. 4; thence S. 33 deg. 21' 39 m. to pt. 1; thence S. 36 deg. 6' 5.78 m. to pt. 1 is registered in accordance with the provisions of the Property Registration Decree in the name of

REGISTRY OF DEEDS CAVITE

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting, and to

IT IS FURTHER CERTIFIED that said land was originally registered on the 11th day of February 1988 in the year one thousand and two hundred and eighty eight in the Registration Book of the Office of the Registry of Deeds of CAVITE Volume 107 page 108 as Original Certificate of Title No. 1808 pursuant to Decree No. 10000 issued in L. R. C. 2921070888 of the name of PERFECTO S. DELA CRUZ. This certificate is a transfer from PERFECTO S. DELA CRUZ Certificate of Title No. 1808 which is cancelled by virtue hereof in so far as the above-described land is concerned.

Transfer from Province of Cavite
TCT-0905018

Entered at 11:20 AM on the 10th day of March in the year one thousand and two hundred and twenty three at 11:20 AM

ATTEST:

[Signature]
PERFECTO S. DELA CRUZ
REGISTER OF DEEDS
Cavite (Register of Deeds)

BACOR, CAVITE
(Owner's postal address)

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

1 R A 1109071958

This is a Certified True Copy of TCT 0905018 on file at Registry of Deeds of Province of Cavite, Bacoor City Branch. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R. A. No. 8792. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested By: PAKINGAN MARFE A.

Ref No. 2023006291 OR No. 1029070562
Date : 05/04/2023 OR Date : May 3 2023
Time : 11:30:18 AM Amt Paid: 978.83

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Entry No. (cont'd of t.d.)

... containing an area of ONE HECTARE (1,000 sq. meters) ...
... indicated on the plan and are marked on the ...
... mens. 15x60 cm; bearings true; date of original survey ...
... & Jan. 4, 1926 and that of the repl. survey Aug. 1, 1926 and
... approved on Jan. 29, 1929.

NOV 13 2016
351

PERFECTED BY ...
REGISTRY OF DEEDS
BACOR CITY BRANCH

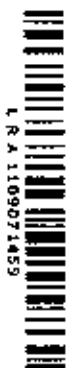
Transferred from Province of Cavite
New Title No.: TCT-0005018

(Memorandum of Encumbrances continued on Page ... -B)
(Technical Description continued on Additional Sheet ... Page ...)

Register of Deeds

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY



This is a Certified True Copy of TCT 0005018 on file at Registry of Deeds of Province of Cavite, Bacoor City Branch. This consists of 5 pages and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested By: PAKINGAN MARFE A.,

Ref No. 2023006291 OR No. 1029070562
Date 05/04/2023 OR Date: May 3 2023
Time 11:30:18 AM Amt Paid: 978.83

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

(Continuation of the Memorandum of Encumbrances from Page A)

Transferred from Province of Cavite
New Title No.: TCT-0005018

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

(Continued on Page -C)
Register of Deeds



This is a Certified True Copy of TCT 0005018 on file at Registry of Deeds of Province of Cavite, Bacoor City Branch. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested By: PAKINGAN MARFE A..

Ref No : 2023006291 OR No : 1029070562
Date : 05/04/2023 OR Date : May 3 2023
Time : 11:30 18 AM Amt Paid: 978.83

(Continuation of the Memorandum of Encumbrances from Page-B)

Transferred from Province of Cavite
New Title No.: TCT-0005018

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

(Continued on Additional Sheet Page)

Register of Deeds



This is a Certified True Copy of TCT 0005018 on file at Registry of Deeds of Province of Cavite, Bacoor City Branch. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested By: PAKINGAN MARFE A..

Ref. No : 2023006291 OR No. : 1029070562
Date : 05/04/2023 OR Date : May 3 2023
Time : 11:30 18 AM Amt Paid: 978.83

TCT No. : 167-0005018

Page No. : 5

MEMORANDUM OF ENCUMBRANCES

NOTICE :

THIS CERTIFICATE OF TITLE ORIGINALLY ON FILE IN THE REGISTRY OF DEEDS FOR PROVINCE OF CAVITE WAS TRANSFERRED TO THE REGISTRY OF DEEDS FOR PROVINCE OF CAVITE, BACOR CITY BRANCH ON MARCH 07, 2019, PURSUANT TO LRA CIRCULAR NO. 30-2017. THE NEW TITLE NUMBER FOR THIS TITLE IS TCT NO. 0005018.

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY



This is a Certified True Copy of TCT 0005018 on file at Registry of Deeds of Province of Cavite, Bacoor City Branch. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792 Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested By: PAKINGAN MARFE A..

Rel No : 2023006291 OR No : 1029070562
Date : 05/04/2023 OR Date : May 3 2023
Time : 11:30:18 AM Amt Paid: 978.83



Republic of the Philippines
Province of Cavite
City of Bacoor

DECLARATION OF REAL PROPERTY

TD No. **19-238-0051-00543**

Owner: CUENCA, ESTATE OF PURA

PIN 238-00-0051-003-03

TIN: 24672

Email Address:

Address: BACoor CAVITE

Telephone No.:

Administrator/Beneficial User:

TIN:

Address:

Telephone No.:

Location of Property:

TALABA VI

(TALABA) CITY OF BACoor, CAVITE

(Number and Street)

(Barangay/District)

(Old Barangay)

(City & Province)

OCT/TCT/CCT/CLOA No. (T-857914) TCT-0002018

Survey No. PSD-04-117777

Cadastral Lot: PORT OF LOT 1-8, PSD-44995

Lot No. 1-B-13

Blk No.

Boundaries:

North : NE LOT NO 1-B-12

South : SW LOT NO 1-B-12 & 4

East : SE LOT NO 1-B-12

West : NW LOT NO 1-B-8 (ROAD)

KIND OF PROPERTY ASSESSED:

LAND

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	1000.00000 has.	5,750,000.00	RESIDENTIAL	10%	575,000.00
Total: Php		<u>5,750,000.00</u>	Total: Php		<u>575,000.00</u>

Total Assessed Value FIVE HUNDRED SEVENTY-FIVE THOUSAND AND XX / 100
(Amount in Words)

Taxable Exempt

Effectivity of Assessment /Reassessment:

1st Qtr. 2025
Yr.

RPT: (ADY 2024); P404.48

OR# / DATE: 1533339; 10-17-2023; BACoor

YT:

OR# / DATE:

CAR:

Approved By:

ENGR. ALLAN C. QUINATADCAN, REA 5440, REB, CE, RMP, EnP

10/24/2023

NOA No. 2023-238-006653

OIC - City Assessor

Date

This declaration cancels TD No. 19-238-0049-00023

Owner: CUENCA, ESTATE OF PURA

Previous AV. (Land) Php 25,280.00

Memoranda:

ZONING FEE: P2,855.00; 2576607; 10-24-2023; BACoor | ENDORSEMENT NO. 2023-098RC-AGRI TO RES. DATED 10-24-2023 [THIS RECLASSIFICATION AND REASSESSMENT IS MADE SOLELY FOR REAL PROPERTY TAXATION PURPOSES PURSUANT TO SECTION 217 OF RA 7260 AND SHOULD NOT BE CONSTRUED AS CONVERSION AS CONTEMPLATED UNDER R. A. NO. 6657, CORRECTION OF LOCATION FROM TALABA IV TO TALABA VI; UPDATING OF PIN

Notes: * This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purposes and duly enacted into an Ordinance by the Sangguniang Panlungsod under City Ordinance No. CO 37-2019 dated October 28, 2019. It does not and cannot by itself alone confer any ownership or legal title to the property.



REPUBLIC OF THE PHILIPPINES
CITY OF BACOR, CAVITE
OFFICE OF THE CITY TREASURER



O.R. No.: 15333339



DECLARED OWNER
Cuenca, ~~OFFICIAL~~ REAL PROPERTY TAX RECEIPT

Received from
Cuenca, ESTATE OF PURA

DATE 10/17/2023 15333339

The sum below as payment for real property taxes:

TAX DEC. NUMBER	PIN	LOCATION	TAX YEAR	TERM QTR.	ASSESSED VALUE	BASIC	S.E.F.	DISCOUNT/ PENALTY	TOTAL
19-236-0649-00023	022-02-0032-01-S41-0H00	TALARA W/BERE	2024	A	25,280.00	252.80	252.80	-101.12	404.48
			2024	A	25,280.00	360.00	0.00	0.00	360.00
TOTAL AMOUNT									764.48

CHECK _____ DATED _____
 Payment without penalty may be made within the periods stated below:
 1st installment - January 1 to March 31, of the year
 2nd installment - April 1 to June 30, of the year
 3rd installment - July 1 to September 30, of the year
 4th installment - October 1 to December 31, of the year

OFFICE OF THE TREASURER
BACOR, CAVITE
ORIGINAL
OFFICIAL RECEIPT
RECEIVED
OFFICE OF THE CITY TREASURER
BACOR, CAVITE

ATTEST:
 EDITH G. MARIAN
 CITY TREASURER

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Province of Cavite

Transfer Certificate of Title

No. (057-2019000433) 167-2020010444

IT IS HEREBY CERTIFIED that certain land situated in BARRIO OF TALABA , BACOR CITY , PROVINCE OF CAVITE , ISLAND OF LUZON, bounded and described as follows:

LOT NO: 1-B-12-3, OF SUBDIVISION PLAN: (LRA)PSD-E2018002113

PORTION OF: LOT 1-B-12 PSD-04-117777

LRC (SLRO) RECORD NO. 29210

LOCATION: BARRIO OF TALABA , BACOR CITY , PROVINCE OF CAVITE , (Continued on next page)

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: ESTATE OF PURA CUENCA

Address: BACOR, CAVITE

is owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Case No.:

Record No.: 29210, CASE 129

Orig. Reg. Date: 09 11 1928

Decree No.: 328259

Original RD: PROVINCE OF CAVITE

OCT No.: OCT-1898

Volume No.: A-10

Page No.: 75

Original Owner:

This certificate is a ~~transfer~~ from TRANSFER CERTIFICATE OF TITLE T-857413 by virtue hereof in so far as the above-described land is concerned.

Entered at Province of Cavite, Philippines on the 10th day of JANUARY 2019 at 09:32am.

Edgar Domingo Santos
Registrar of Deeds

It is hereby certified that this is a true electronic copy of TCT 2020010444 on file in Registry of Deeds of Province of Cavite, Bacoor City Branch, which consists of 4 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested By: PAKINGAN MARFE A.

Ref 2023006291 OR No. : 1029070562

Date 05/04/2023 OR Date : May 3 2023

Time 11:26:47 AM Amt. Paid : 978.83

TCT No.: 1057-2019000433) 167-2020010444

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)
ISLAND OF LUXON

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2-3-4	NE, NW, SW	LOT 1-B-13, PSD-04-117777
4-5	NW	LOT 1-B-8 (ROAD), PSD-04-117777
5-6	NW	LOT 1-B-9 (ROAD), PSD-04-117777
6-7-8-9, 14-15	NE, EAST, NW, SE	LOT 1-8, PSD-44993
9-10-11-12-13-14	SE, NE	LOT 1-B-12-C, (LRA) PSD-E2018002113
15-16, 18-19	SW	LOT 1-B-11, PSD-04-117777
16-17-18	SW, SE	LOT 1-B-12-D, (LRA) PSD-E2018002113
19-20-21-22-23-24-1	SW, NW, EAST	LOT 1-B-12-A, (LRA) PSD-E2018002113

TIE POINT: BLBM NO. 1, BC. CE PANAPAN, MUNICIPALITY OF BACOR, PROVINCE

LINE	BEARING	DISTANCE
1	N. 43° 47' E	1221.02 M.
1-2	S. 53° 54' E	19.13 M.
2-3	N. 36° 06' E	22.25 M.
3-4	N. 53° 54' W	50.00 M.
4-5	N. 37° 11' E	35.68 M.
5-6	N. 35° 22' E	52.35 M.
6-7	S. 20° 00' E	25.37 M.
7-8	S. 02° 33' E	23.68 M.
8-9	N. 60° 59' E	36.20 M.
9-10	S. 15° 20' W	24.13 M.
10-11	S. 74° 28' E	35.42 M.
11-12	S. 14° 12' W	66.90 M.
12-13	S. 05° 34' E	25.82 M.
13-14	S. 29° 35' E	10.74 M.
14-15	S. 19° 15' W	11.50 M.
15-16	N. 87° 01' W	59.90 M.
16-17	N. 71° 39' W	23.88 M.
17-18	S. 17° 28' W	6.53 M.
18-19	N. 87° 01' W	21.59 M.
19-20	N. 17° 51' W	12.88 M.
20-21	N. 02° 52' W	19.11 M.
21-22	N. 15° 58' E	4.55 M.
22-23	N. 29° 12' E	8.91 M.
23-24	N. 06° 27' E	28.28 M.
24-1	N. 08° 26' E	7.83 M.

AREA: FOURTEEN THOUSAND EIGHT HUNDRED NINETY NINE SQUARE METERS (14,899),

MORE OR LESS

DESCRIPTION OF CORNERS: CORNERS 2 TO 8 AND 15 ARE OLD P.S. CYL. CONC.

MONS. 15 X 60 CM., AND THE REST BY P.S.

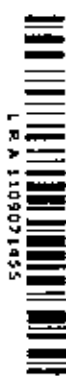
CYL. CONC.

It is hereby certified that this is a true electronic copy of TCT 2020010444 on file in Registry of Deeds of Province of Cavite, Bacoor City Branch which consists of 4 page(s) This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested By: PAKINGAN MARFE A.

Ref. 2023006291 OR No. 1029070562

Date 05/04/2023 OR Date May 3 2023

Time 11:26:47 AM Amt. Paid: 978.83



TCT No. : (057-2019000433) 167-2020010444

Page No. : 3

MONS. 15 X 40 CM.

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY: DEC. 28-29, 1929

DATE OF SUBDIVISION SURVEY: NOV. 2017

GEODETIC ENGINEER: ESTEB B. CAYAPA

NOTES:

DATE APPROVED:

It is hereby certified that this is a true electronic copy of TCT 2020010444 on file in Registry of Deeds of Province of Cavite, Bacoor City Branch, which consists of 4 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested By: PAKINGAN MARFE A.

Ref 2023006291 OR No : 1029070562
Date 05/04/2023 OR Date May 3 2023
Time 11:26:47 AM Amt Paid 978.83

TCT No. : 167-2019000433; 167-2020010444

Page No. : 4

MEMORANDUM OF ENCUMBRANCES

NOTICE :

THIS CERTIFICATE OF TITLE ORIGINALLY ON FILE IN THE REGISTRY OF DEEDS FOR PROVINCE OF CAVITE WAS TRANSFERRED TO THE REGISTRY OF DEEDS FOR PROVINCE OF CAVITE, BACOR CITY BRANCH ON FEBRUARY 28, 2023, PURSUANT TO LRA CIRCULAR NO. 30-2017. THE NEW TITLE NUMBER FOR THIS TITLE IS TCT NO. 2020010444.

It is hereby certified that this is a true electronic copy of TCT 2020010444 on file in Registry of Deeds of Province of Cavite, Bacoor City Branch, which consists of 4 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested By: PAKINGAN MARFE A.

Ref : 2023006291 OR No. : 1029070562
Date : 05/04/2023 OR Date : May 3 2023
Time : 11:26:47 AM Amt Paid : 978.83



Republic of the Philippines
Province of Cavite
City of Bacoor

TD No. **19-238-0051-00544**

Owner: ESTATE OF PURA CUENCA

PIN 238-00-0051-003-01

TIN: 207450

Email Address:

Address: TALABA BACOR CITY CAVITE

Telephone No.:

Administrator/Beneficial User:

TIN:

Address:

Telephone No.:

Location of Property:

TALABA VI

(TALABA) CITY OF BACOR, CAVITE

(Number and Street)

(Barangay/District)

(Old Barangay)

(City & Province)

OCT/TCT/CCT/CLOA No.(057-2019000433) 167-2020010444

Survey No. PSD-E2018002113

Cadastral Lot: LOT 1-B-12, PSD-04-11777

Lot No. 1-B-12-B

Blk No.

Boundaries:

North : NE: LOT 1-B-13, LOT 1-A, LOT 1-B-12-C

South :SW: LOT 1-B-13, LOT 1-B-11, LOT 1-B-12-D, LOT 1-B-12-A

East : & SE: LOT 1-A, LOT 1-B-12-C, LOT 1-B-12-D, LOT 1-B-12-A

West : NW: LOT 1-B-13, LOT 1-B-8 (RD), LOT 1-B-9 (RD), LOT 1-A,

KIND OF PROPERTY ASSESSED:

LAND

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	14899.00000 has.	85,669,250.00	RESIDENTIAL	10%	8,566,930.00
Total: Php		<u>85,669,250.00</u>	Total: Php		<u>8,566,930.00</u>

Total Assessed Value EIGHT MILLION FIVE HUNDRED SIXTY-SIX THOUSAND NINE HUNDRED THIRTY AND XX / 100
(Amount in Words)

Taxable Exempt

Effectivity of Assessment /Reassessment:

1st 2025
Qtr. Yr.

RPT: (ADV 2024); P6,078.72

ORN / DATE: 1533338; 10-17-2023; BACOR

TT:

ORN / DATE:

CAR:

Approved By:

ENGR. ALLAN C. QUINATADCAN, REA 5440, REB, CE, RMP, EnP

10/24/2023

NOA No. 2023-238-006655

OIC - City Assessor

Date

This declaration cancels TD No. 19-238-0046-00035

Owner: ESTATE OF PURA CUENCA

Previous AV. (Land) Php 379,920.00

Memoranda:

ZONING FEE: P2,855.00; 2576607; 10-24-2023; BACOR | ENDORSEMENT NO. 1023-058RC-AGRI TO RES. DATED 10-24-2023 | THIS RECLASSIFICATION AND REASSESSMENT IS MADE SOLELY FOR REAL PROPERTY TAXATION PURPOSES PURSUANT TO SECTION 217 OF RA 7160 AND SHOULD NOT BE CONSTRUED AS CONVERSION AS CONTEMPLATED UNDER R.A. NO. 6657. CORRECTION OF LOCATION FROM TALABA I TO TALABA VI; UPDATING OF PIN

Notes: *

This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purposes and duly enacted into an Ordinance by the Sangguniang Panglungsod under City Ordinance No. CO 37-2019 dated October 28, 2019. It does not and cannot by itself alone confer any ownership or legal title to the property.



REPUBLIC OF THE PHILIPPINES
CITY OF BACOR, CAVITE
OFFICE OF THE CITY TREASURER



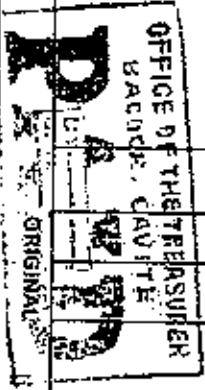
O.R. No.: 1533338

DECLARED OWNER
Estate of **OFFICIAL REAL PROPERTY TAX RECEIPT**
ESTATE OF PURA CUENCA

DATE 10/17/2023 1533338

Received from **ESTATE OF PURA CUENCA**
the sum below as payment for real property taxes:

TAX DEC. NUMBER	PIN	LOCATION	TAX YEAR	QTR.	ASSESSED VALUE	BASIC	S.E.F.	DISCOUNT/PENALTY	TOTAL
19-238-00446-00035	238-00-00	TALABA (REPS); TALABA (HOUSING TAX)	2024	A	379,920.00	1,999.66	0.00	0.00	1,999.66
19-238-00446-00035	238-00-00	TALABA (REPS); TALABA (HOUSING TAX)	2024	A	379,920.00	1,999.66	0.00	0.00	1,999.66
TOTAL AMOUNT									8,338.32



CHECK _____ DATED _____
 Payment without penalty may be made within the periods stated below if by installment:
 1st installment - January 1 to March 31, of the year
 2nd installment - April 1 to June 30, of the year
 3rd installment - July 1 to Sept. 30, of the year
 4th installment - October 1 to Dec. 31, of the year

EMILY SORDUM
 CITY TREASURER
 CITY OF BACOR, CAVITE

REPUBLIC OF THE PHILIPPINES
 DEPARTMENT OF JUSTICE
Land Registration Authority
 QUEZON CITY

Registry of Deeds for Province of Cavite, Bacoor City Branch

Transfer Certificate of Title

No. 167-2020006109

IT IS HEREBY CERTIFIED that certain land situated in BARRIO OF TALABA, ZAPOTE & MALIKSI, MUNICIPALITY OF BACoor, PROVINCE OF CAVITE, bounded and described as follows:

LOT NO: 1-B-9-A, OF SUBDIVISION PLAN: (LRA)PSD-E2019008474

PORTION OF: LOT 1-B-9, PSD-04-117777

LRA (GDRG) RECORD NO. 29210

LOCATION: BARRIO OF TALABA, ZAPOTE & MALIKSI, (Continued on next page)

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: ESTATE OF LADISLAWA CUENCA

Address: BACoor, CAVITE

is owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Case No.:	Record No.: 29210, CASE NO. 29
Orig. Reg. Date: 09 11 1928	Decree No.: 329259
Original RD: PROVINCE OF CAVITE	OCT No.: OCT-1896
Volume No.: A-10	Page No.: 78
Original Owner:	

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 001200 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Province of Cavite, Bacoor City Branch, Philippines on the 25th day of JANUARY 2023 at 04:26pm.

MARIFES C. TAMAYO
 Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2020006109 on file in Registry of Deeds of Province of Cavite, Bacoor City Branch, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch Requested By: PAKINGAN MARFE A.

Ref 2023006291 OR No. 1029070562
 Date 05/04/2023 OR Date May 3 2023
 Time 11:26:25 AM Amt Paid 978.83

L R A 1109071452

TCT No.: 167-2020006109

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

MUNICIPALITY OF BACOR, PROVINCE OF CAVITE

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 1-B-9-B, (LRA) PSD-E2019008474
2-3	SE	LOT 1-B-12, PSD-04-117777
3-4	SW	EXISTING ROAD
4-5-6-7-1	NW	LOT 1-B-9-C (EXISTING ROAD), (LRA) PSD-E2019008474

TIE POINT: BLBM NO. 1, BO. OF PANAPAN, MUNICIPALITY OF BACOR, PROVINCE OF CAVITE

TO CORNER	LINE	BEARING	DISTANCE
1	1-2	N. 39 ° 38' E	1327.79 M.
2	2-3	S. 54 ° 19' E	2.95 M.
3	3-4	S. 35 ° 22' W	52.35 M.
4	4-5	N. 14 ° 42' W	9.64 M.
5	5-6	N. 34 ° 02' E	10.09 M.
6	6-7	N. 34 ° 18' E	14.71 M.
7	7-1	N. 35 ° 10' E	18.45 M.
		N. 35 ° 41' E	2.95 M.

AREA: THREE HUNDRED EIGHTY THREE (383) SQUARE METERS, MORE OR LESS

DESCRIPTION OF CORNERS: CORNERS 1 AND 4 TO 7 ARE P.S. CYL. CONC. MONS. 15 X 40 CM., AND THE REST BY "OLD P.S." CYL. CONC. MONS. 15 X 60 CM.

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY: DEC 28-29, 1929 & JAN 4, 1926

DATE OF SUBDIVISION SURVEY: SEPT 9, 2019

GEODETTIC ENGINEER: RAUL A. PADIGOS

NOTES:

DATE APPROVED: OCTOBER 08, 2019

It is hereby certified that this is a true electronic copy of TCT 2020006109 on file in Registry of Deeds of Province of Cavite, Bacor City Branch, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Cavite, Bacor City Branch. Requested By: PAKINGAN MARFE A.

L R A 1109071453

Ref. 2023006291 OR No. 1029070562
Date 05/04/2023 OR Date May 3 2023
Time 11:25:25 AM Amt Paid . 978.83



Republic of the Philippines
Province of Cavite
City of Bacoor

TD No. **19-238-0051-00542**

Owner: ESTATE OF LADISLAWA CUENCA

PIN 238-00-0051-001-160

TIN: 24670

Email Address:

Address: BACDOR, CAVITE

Telephone No.:

Administrator/Beneficial User:

TIN:

Address:

Telephone No.:

Location of Property:

TALABA VI

(TALABA) CITY OF BACDOR, CAVITE

(Number and Street)

(Barangay/District)

(Old Barangay)

(City & Province)

OCT/TCT/CCT/CLOA No. 167-2020006109;

Survey No. PSD-E2019008474

Cadastral Lot: PORT OF LOT 1-B-9, PSD-04-11777

Lot No. 1-B-9-A

Blk No.

Boundaries:

North : NE LOT 1-B-9-B

South : SW EXISTING ROAD

East : SE LOT 1-B-12

West : NW LOT 1-B-9-D (EXISTING ROAD)

KIND OF PROPERTY ASSESSED:

LAND

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	383.00000 has.	2,422,475.00	RESIDENTIAL	10%	242,250.00
Total: Php		<u>2,422,475.00</u>	Total: Php		<u>242,250.00</u>

Total Assessed Value TWO HUNDRED FORTY-TWO THOUSAND TWO HUNDRED FIFTY AND XX / 100
(Amount in Words)

Taxable Exempt

Effectivity of Assessment /Reassessment:

1st 2025
Qtr. Yr.

RPT: (ADV 2024); P156.32

OR# / DATE: 1533341; 10-17-2023; BACDOR

TT:

CR# / DATE:

CAR:

Approved By:

ENGR. ALLAN C. QUINATADCAN, REA 5440, REB, CE, RMP, EnP

10/24/2023

NOA No. 2023-238-006654

OIC - City Assessor

Date

This declaration cancels TD No. 19-238-0051-00528

Owner: ESTATE OF LADISLAWA CUENCA

Previous AV. (Land) Php 9,770.00

Memoranda: ZONING FEE: P2,855.00; 2576607; 10-24-2023; BACDOR | ENDORSEMENT NO. 2023-098AC-AGRI TO RES. DATED 10-24-2023 | THIS RECLASSIFICATION AND REASSESSMENT IS MADE SOLELY FOR REAL PROPERTY TAXATION PURPOSES PURSUANT TO SECTION 217 OF RA 7160 SHOULD NOT BE CONSTRUED AS CONVERSION AS CONTEMPLATED UNDER R.A. NO. 6657

Notes: * This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purposes and duly enacted into an Ordinance by the Sanguniang Pangunahing under City Ordinance No. CO-37-2019 dated October 28, 2019. It does not and cannot by itself alone confer any ownership or legal title to the property.



REPUBLIC OF THE PHILIPPINES
CITY OF BACOOR, CAVITE
OFFICE OF THE CITY TREASURER



O.R. No.: 1533341



DECLARED OWNER

Estate Of Ladislawa Cuencia

OFFICIAL REAL PROPERTY TAX RECEIPT

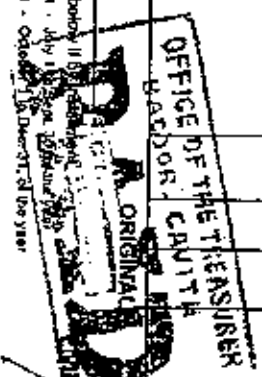
DATE 10/17/2023 1533341

Received from ESTATE OF LADISLAWA CUENCA

the sum below as payment for real property taxes:

TAX DEC NUMBER	PIN	LOCATION	TAX YEAR	TERM QTR.	ASSESSED VALUE	BASIC	S.E.F.	DISCOUNT/ PENALTY	TOTAL
19-238-0051-0052E	022-03-022-01-597-0000	TALABA VI	2023	A	9,770.00	977.00	0.00	0.00	10,747.00
19-238-0051-0052E	022-03-022-01-597-0000	TALABA VILERSA	2023	A	9,770.00	380.00	0.00	0.00	10,150.00
TOTAL AMOUNT									20,897.00

CHECK _____ DATED _____



ATY. EDITH C. NAVATAN
City Treasurer

Payment without penalty may be made within the periods stated below:
1st Installment - January 1 to March 31, of the year
2nd Installment - April 1 to June 30, of the year
3rd Installment - July 1 to September 30, of the year
4th Installment - October 1 to December 31, of the year

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Province of Cavite

Transfer Certificate of Title

No. (057-2019063385) 167-2021005988

IT IS HEREBY CERTIFIED that certain land situated in BRGY. TALABA, ZAPOTE & MALIKSI, MUN. OF BACCOOR PROV. OF CAVITE, bounded and described as follows:

LOT NO: 1-B-8-A, OF SUBDIVISION PLAN: (LRA)PSD-E2019064225

PORTION OF: LOT 1-B-8, PSD-04-11777

LRC (GLRO) RECORD NO. 29210

LOCATION: BRGY. TALABA, ZAPOTE & MALIKSI, MUN. OF (Continued on next page)

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: ESTATE OF LADISLAWA CUENCA

Address: BACCOOR, CAVITE

is owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Case No.:

Record No.: 29210, CASE NO. 29

Orig. Reg. Date: 09 11 1928

Decree No.: 328259

Original RD: PROVINCE OF CAVITE

OCT No.: OCT-1898

Volume No.: A-10

Page No.: 78

Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-857909 by virtue hereof in so far as the above described land is concerned.

Entered at Province of Cavite, Philippines on
the 14th day of NOVEMBER 2019 at 09:58am.

Dominic B. Robosa
Deputy Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2021005988 on file in Registry of Deeds of Province of Cavite, Bacoor City Branch, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested By: PAKINGAN MARFE A.

Ref: 2023006291 OR No: 1029070562

Date: 05/04/2023 OR Date: May 3 2023

Time: 11:25:59 AM Amt Paid: 978.83

L R A 1109071449

TCT No.: (057-2019063385) 167-2021005988

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)
BACOR PROV. OF CAVITE

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2-3-4	NW	LOT 1-B-8-B, (LRA) PSD- E2019004225
4-5, 7-1	NE, WEST	EXISTING ROAD
5-6	SE	LOT 1-B-12, PSD-04-117777
6-7	SE	LOT 1-B-13, PSD-04-117777

TIE POINT: BLM NO. 1, BO. OF PANAPAAN, MUNICIPALITY OF BACOR,
PROVINCE OF CAVITE

LINE	BEARING	DISTANCE
TO CORNER 1	N. 39 ° 58' E	1243.40 M.
1-2	N. 34 ° 06' E	5.07 M.
2-3	N. 34 ° 58' E	16.40 M.
3-4	N. 34 ° 57' E	7.74 M.
4-5	S. 89 ° 56' E	0.46 M.
5-6	S. 37 ° 11' W	35.68 M.
6-7	S. 36 ° 06' W	5.78 M.
7-1	N. 03 ° 33' W	9.14 M.

AREA: TWO HUNDRED TWENTY NINE (229) SQUARE METERS, MORE OR LESS
DESCRIPTION OF CORNERS: CORNERS 1 TO 4 ARE P.S. CYL. CONC. MONS.
15 X 40 CM., AND THE REST BY OLD P.S. CYL. CONC. MONS. 15
X 60 CM.

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY: DEC 28-29, 1929 & JAN 4, 1926

DATE OF SUBDIVISION SURVEY: APRIL 30, 2019

GEODETIC ENGINEER: RAUL A. PADIGOS

NOTES:

DATE APPROVED: JULY 8, 2019

It is hereby certified that this is a true electronic copy of TCT 2021005988 on file in Registry of Deeds of Province of Cavite, Bacor City Branch, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Cavite, Bacor City Branch. Requested By: PAKINGAN MARFE A.

Ref : 2023006291 OR No. : 1029070562

Date : 05/04/2023 OR Date : May 3 2023

Time : 11:25:59 AM Amtl Paid : 978.83

LR A 1109071450

TCT No. : (C57-2019063385) 167-2021005988

Page No. : 3

MEMORANDUM OF ENCUMBRANCES

Entry No. : 2019071033

Date: November 12, 2019 09:55:08AM

COURT ORDER : ISSUED BY HON. MELCHOR Q.C. SADANG, JUDGE, RTC OF CAVITE CITY, FOURTH JUDICIAL REGION, BRANCH 17, IN SP. PROC. 1192 ENTITLED PETITION FOR ALLOWANCE OF THE WILL OF LADISLAWA CUENCA, DATED NOVEMBER 22, 2019 THE HON. COURT AFTER FINDING THE APPOINTMENT TO BE IN ORDER, AND AS PRAYED FOR BY THE HEIRS, AUGUSTO RODRIGUEZ IS HEREBY APPOINTED AS THE NEW ADMINISTRATOR OF THE ESTATE OF THE LATE LADISLAWA CUENCA, WITHOUT BOND.

SGN. DOMINIC B. ROBOSA
DEPUTY REGISTER OF DEEDS

COPIED FROM TCT T-857909

Dominic B. Robosa
Deputy Register of Deeds

NOTICE :

THIS CERTIFICATE OF TITLE ORIGINALLY ON FILE IN THE REGISTRY OF DEEDS FOR PROVINCE OF CAVITE WAS TRANSFERRED TO THE REGISTRY OF DEEDS FOR PROVINCE OF CAVITE, BACOR CITY BRANCH ON SEPTEMBER 30, 2021, PURSUANT TO LRA CIRCULAR NO. 30-2017. THE NEW TITLE NUMBER FOR THIS TITLE IS TCT NO. 2021005988.

It is hereby certified that this is a true electronic copy of TCT 2021005988 on file in Registry of Deeds of Province of Cavite, Bacoor City Branch, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested By: PAKINGAN MARFE A.

Ref : 2023006291 OR No : 1029070562

Date : 05/04/2023 OR Date : May 3 2023

Time : 11:25:59 AM Amt Paid : 978.83



Republic of the Philippines
Province of Cavite
City of Bacoor

TD No. **19-238-0051-00541**
Owner: ESTATE OF LADISLAWA CUENCA

PIN 238-00-0051-220-220

TIN: 24670

Email Address:

Address: BACOR, CAVITE

Telephone No.:

Administrator/Beneficial User:

TIN:

Address:

Telephone No.:

Location of Property: TALABA VI (TALABA) CITY OF BACOR, CAVITE
(Number and Street) (Barangay/District) (Old Barangay) (City & Province)

OCT/TCT/CCT/CLOA No. (057-2019063385) 167-2021005988

Survey No. PSD-E2019004225

Cadastral Lot: PORT OF LOT 1-B-8, PSD-04-117777

Lot No. 1-B-8-A

Blk No.

Boundaries:

North : EXISTING ROAD

South : SE LOT 1-B-12 & LOT 1-B-13

East :

West : NW & W LOT 1-B-8-B, EXISTING ROAD

KIND OF PROPERTY ASSESSED:

LAND

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	229.00000 has.	1,319,669.75	RESIDENTIAL	10%	131,970.00
Total: Php		1,319,669.75	Total: Php		131,970.00

Total Assessed Value ONE HUNDRED THIRTY-ONE THOUSAND NINE HUNDRED SEVENTY AND XX / 100
(Amount in Words)

Taxable Exempt

Effectivity of Assessment /Reassessment:

1st 2025
Qtr. Yr.

RPT: (ADV 2024); P102.72

ORR / DATE: 1593940; 10-17-2023; BACOR

TY:

ORR / DATE:

CAR:

Approved By:

ENGR. ALLAN C. QUINATADCAN, REA 5440, REB, CE, RMP, EnP

10/24/2023

NOA No. 2023-238-006652

OIC - City Assessor

Date

This declaration cancels TD No. 19-238-0051-00526

Owner: ESTATE OF LADISLAWA CUENCA

Previous AV. (Land) Php 6,420.00

Memoranda: ZONING FEE: P2,855.00; 2576607; 10-24-2023; BACOR | ENDORSEMENT NO. 2023-09BRC-AGRI TO RES. DATED 10-24-2023 | THIS RECLASSIFICATION AND REASSESSMENT IS MADE SOLELY FOR REAL PROPERTY TAXATION PURPOSES PURSUANT TO SECTION 227 OF RA 7163 SHOULD NOT BE CONSTRUED AS CONVERSION AS CONTEMPLATED UNDER R.A. NO. 6657.

Notes: * This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purposes and duly enacted into an Ordinance by the Sangguniang Panglungsod under City Ordinance No. CO 37-2019 dated October 28, 2019. It does not and cannot by itself alone confer any ownership or legal title to the property.



REPUBLIC OF THE PHILIPPINES
CITY OF BACOOR, CAVITE
OFFICE OF THE CITY TREASURER



O.R. No.: 1533340

OFFICIAL REAL PROPERTY TAX RECEIPT

Estate Of Ladislawa Cuencia

DATE 10/17/2023 1533340

DECLARED OWNER

ESTATE OF LADISLAWA CUENCIA

the sum below as payment for real property taxes:

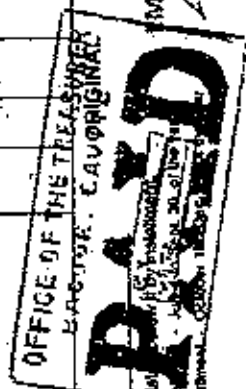
TAX DEC. NUMBER	PIN	LOCATION	TAX YEAR	TERM QTR.	ASSESSED VALUE	BASIC	S.E.F.	DISCOUNT/ PENALTY	TOTAL
19-238-0051-00526	012-03-0012-01-936-0000	TALABA VI	2024	A	6,420.00	64.20	64.20	-25.63	102.72
19-238-0051-00526	012-03-0012-01-936-0006	TALABA VIERA	2024	A	6,420.00	566.00	0.00	0.00	360.00
					TOTAL AMOUNT				462.72

CHECK _____ DATED _____

IMIX-SOLIDUM

ATTY. EDITH C. NABALAN

CITY CLERK



1st installment - January 1 to March 31, of the year
2nd installment - April 1 to June 30, of the year
4th installment - October 1 to December 31, of the year